

## **Capital Improvement Plan Update Report EXECUTIVE SUMMARY**

**Purpose of Report:** To present to the Board the final design plans for Jefferson High School and obtain Board approval of Journey Construction's Guaranteed Maximum Price (GMP) proposal for construction.

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Architects who have spent the last six months working extensively on the design of the new Jefferson High School will present their final plans and seek approval from the Board. Plans include site plans, floor plans, and building elevations.

A representative from Journey Construction will present the Board with a Guaranteed Maximum Price (GMP) proposal for the construction of Jefferson High School and Terry Avenue portions of the project. A detailed breakdown of the proposals is included in the report.

After reviewing the projected budget for Jefferson High School along with the additional Terry Avenue cost sharing revenue with adjoining property owners, the project is currently projected to be \$233,500 below budget.

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**Administrative Recommendation to School Board:** Approve the final plans as presented and approve Journey Construction's Guaranteed Maximum Price (GMP) proposal of \$75,779,607 for the construction of the new Jefferson High School.

## Capital Improvement Plan Update Report

**Purpose of Report:** To present to the Board the final design plans of Jefferson High School and present and obtain Board approval of Journey Construction's Guaranteed Maximum Price (GMP) proposal for construction.

**District Priority Area:** Facilities

**Goal/Strategy:** F6 Implement CIP Plan per schedule establishes by School Board.

**Explanation:** The architects will present to the Board the final design of Jefferson High School. The presentation will include site plans, floor plans and building elevations.

Mitch Aldinger, AIA, Project Architect from Architecture Incorporated and Vanessa Schutte, AIA, Lead Designer from the DLR Group will present the project.

The project will construct Jefferson High School on a 48-acre site in northwest Sioux Falls, on Marion Road between Maple and Madison Streets, just west of Southeast Technical Institute. The facility will be approximately 320,000 sf, designed for approximately 1,800 students.

Tony Wiseman, of Journey Construction, will present their GMP proposal for the construction of Jefferson High School and Terry Avenue portions of the project. The proposal includes all necessary labor, materials, and equipment to construct the project. The breakdown of the proposal is as follows:

### **High School**

Direct Construction Cost	\$63,730,906
General Conditions Staffing	\$ 1,499,933
General Requirements	\$ 1,744,800
Contingency – 5%	\$ 3,378,556
Insurance, Fees, Excise Tax, Bonds, Permits	\$ 4,378,043

**Total Estimated High School Cost** **\$74,732,238**

### **Terry Avenue**

Direct Construction Cost	\$ 940,358
Contingency – 5%	\$ 49,894
Insurance, Fees, Excise Tax, Bonds, Permits	\$ 57,117

**Total Estimated High School Cost** **\$ 1,047,369**

**Total Estimated Project Construction Cost** **\$75,779,607**

The proposed project completion presented in the GMP remains May 2021 for a fall of 2021 school opening.

In reviewing the District's overall project budget for Jefferson High School and adding in the Terry Avenue cost sharing revenue with adjoining property owners, the project is currently projected to be \$233,500 below budget.

This project is identified and budgeted as part of the District's Capital Improvement Plan. (Bond)

**Costs:** See above

**Committee Participation:** District's Steering Committee; staff design teams representing academic areas, library, FACS, music/fine arts, art, tech ed, special ed, physical education, athletics and custodial.

**Summary:** The project cost and schedule remain in line with the original budget and timelines.

**Administrative Recommendation to School Board:** Approve the final plans as presented and approve Journey Construction's Guaranteed Maximum Price (GMP) proposal of \$75,779,607 for the construction of Jefferson High School.